



Plan Commission Minutes  
May 4, 2020 at 7:00 p.m.  
City Hall Council Chambers &  
Virtual Online – WebEx Meeting

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Members Present: Messrs. Larsen, Granlund, Seymour, Pederson, Gragert and Brenholt  
Ms. Christopherson, Obaid and Dr. Wolfgram

Staff Present: Messrs. Petrie, Allen and Ms. Ness

The meeting was chaired by Mr. Larsen

1. Mr. Granlund moved to appoint Mr. Larsen as chairperson. Mr. Pederson seconded and the motion carried.  
Mr. Seymour moved to appoint Mr. Granlund as vice-chairperson. Mr. Pederson seconded and the motion carried.  
Mr. Granlund moved to appoint Mr. Seymour as secretary. Mr. Pederson seconded and the motion carried.
- 1.2. Mr. Larsen asked for a roll call of the Plan Commission members present. Mr. Seymour, Mr. Pederson, Mr. Larsen and Ms. Christopherson were present at the Council Chambers. Mr. Granlund, Mr. Gragert, Mr. Brenholt, Ms. Obaid and Dr. Wolfgram were present virtually online with WebEx meeting.
2. Rezoning (Z-1668-20) – R-1 to C-3P  
Site Plan (SP-2018) – Office with Storage and Warehouse Facilities  
Mr. Allen presented a request to recommend approval to rezone property located at 2113 Brackett Avenue from R-1 to C-3P and to adopt the General Development Plan (GDP) for an office and warehouse. The proposed building, as shown on the site plan will be approximately 8,945 square feet with multiple entrances for both employees and customers. Approximately 4,148 square feet will be used as office with the remaining 4,797 square feet will be warehouse storage with four garage doors. This agenda item will be considered at the City Council meeting on May 11<sup>th</sup>.

Sean Bohan with Advanced Engineering Concepts noted the occupant for the building will be a property management company for the office and warehouse facility.

Mr. Seymour moved to recommend approval of the rezoning and staff report with staff recommendations. Seconded by Ms. Christopherson.

Mr. Gragert moved to add a condition to add shrubs on the east side of the property line and add more street trees. Mr. Seymour seconded and the motion carried.

The original motion was voted on and the motion carried.

3. Rezoning (Z-1669-20) – C-2 to R-3P  
Mr. Petrie presented a request to recommend approval of a rezoning from C-2 to R-3P and to adopt the general development plan for multi-family apartments. The project proposes one lot with three 8-unit multi-family buildings, with a mix of two- and three-bedroom units and each unit having a two-car attached garage. The applicant is looking to construct the project in phases, with the construction of one 8-plex building beginning this year.

The Comprehensive Plan identifies this area as a mix of commercial and medium and high density residential. The proposed R-3P zoning and general development plan are consistent with adjacent and nearby residential development. Road noise along Highway 312/North

Crossing should be reduced by developer and is shown on the concept plan with plantings. A final site plan will need to be reviewed by the Plan Commission at a later date. This request will be up for review by the City Council on May 11<sup>th</sup>.

Sean Bohan with Advanced Engineering Concepts spoke about the highway noise along the North Crossing and will work with the applicant to determine the best approach. He added that the existing apartments across Jeffers Road and the North Crossing are at similar distance to the road but noted that this site does not have the trees buffering.

Jamie Radabaugh with Commonweal Corporation noted the property has been listed for a few years and has not had much interest until this group came forward. He noted the site is difficult for commercial development given the shape and limited access.

Mr. Seymour moved to recommend approval of the rezoning and general development plan with the conditions noted. Ms. Christopherson seconded and motion carried.

4. Rezoning (Z-1670-20) – TR-1A to R-1

Mr. Allen presented a request to recommend approval to rezone property from TR-1A to R-1 located on the southeast corner of West Vine Street and Rosewood Lane. This request is consistent with the comprehensive plan, and water and sewer are available within the street. This property was annexed into the City in April. This request will be considered by the City Council at their May 11<sup>th</sup> meeting.

No one spoke to this agenda item.

Mr. Pederson moved to recommend approval of the rezoning. Mr. Granlund seconded and the motion carried.

5. Conditional Use Permit (CZ-2003) – Off-street parking

Site Plan (SP-2017) – Redevelopment of 100 block of Chippewa Street

Mr. Petrie presented a request to approve a conditional use permit for off-street parking located at 319 2<sup>nd</sup> Avenue and to approve the site plan for the redevelopment of the 100 block of Chippewa Street. The site plan shows two 6-unit and one duplex proposed. The entire redevelopment is within the floodplain and the fill plans will need to be approved by the City and FEMA at a later date.

The conditional use permit is for eight parking stalls to be located on the north side of the alley for the proposed six-unit apartment redevelopment of existing properties located at 144 and 138 Chippewa Street. The property located at 319 2<sup>nd</sup> Avenue requires four parking stalls and will be maintained on the property. This property is owned by the applicant. The remaining parking is along the alley behind the building. The proposed building is shown on the site plan as a six-unit, 24-bedroom apartment. A duplex is proposed to be built at 128 Chippewa Street with parking off the alley.

The property located at 128 Chippewa Street will be demolished and replaced with an eight-bedroom duplex. The properties located at 110, 112 and 114 will be demolished and replaced with a six-unit, 24-bedroom apartment. The parking lot for this project will be on the side and rear off the alley. The proposed building elevation is shown and similar to the other six-unit apartment.

The applicant, Joe Miller with Investment Realty spoke about the project starting with the corner 6-unit on 2<sup>nd</sup> Avenue and Chippewa Street.

Mr. Pederson moved to approve the site plan with an easement for the parking stalls on the north side of the alley along with the staff conditions as noted. Mr. Seymour seconded and the motion carried.

6. Site Plan (SP-2019) – Restaurant

Mr. Petrie presented a request for approval of the site plan of Cancun Restaurant located at 805 S. Hastings Way. The parcel is approximately 1.03 acres in size and currently zoned C-2. This is the former restaurant demolished in December 2013. In November of 2014, the Plan Commission approved a site plan for a discount tire store, which never was built. The site has remained vacant since. The new proposed building is a 6,500 square foot Cancun Mexican Grill restaurant with 188 seats along with an outdoor patio area. The proposed elevations are shown on the building plans, with the Spanish architecture features for the new commercial building. The landscape plan shows foundation plantings and street trees.

Sean Bohan with Advanced Engineering Concepts spoke about the proposed driveway to Altoona Avenue will be reduced to 24 feet. He noted that the dumpster enclosure is behind the proposed building.

Mr. Seymour moved to approve the site plan with staff conditions. Mr. Granlund seconded and the motion carried.

7. Informational

A. Code Compliance Items. None.

B. Future Agenda Items. Mr. Allen noted the May 18<sup>th</sup> Plan Commission meeting is canceled due to the lack of agenda items.

C. Additions or Corrections to Minutes. None.

8. Minutes

The minutes of the meeting of April 6, 2020 were approved.



James Seymour, Secretary